



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Notes September 24, 2014

Present was Chairman, Steve Deackoff, and members Ron Roy and Melissa Maniscalco. Also in attendance were Steven Sadwick, Director of Community Development, and, Nancy Reed, Planning Board representative.

Laura Caplan, Ray White, Jay Axson, Greg Peters, and Scott Wilson, Board of Selectman representative, were not in attendance.

The meeting was posted. There was no quorum and no motions or votes were taken. Discussion took place on the following:

1) Habitat for Humanity Update

Mr. Sadwick explained that the parcel located at 110 State Street is expected to be closed upon sometime next week. This will be a LIP unit. A Regulatory Agreement has been drafted and is being reviewed by Attorney Zaroulis. A couple of informational meetings are being held at the library.

Mr. Sadwick noted that the Congregational Church has expressed an interest in working with Habitat for Humanity. As a result, there may be some additional sites identified in Tewksbury. Mr. Deackoff suggested involving the Local Housing Partnership in this as well.

Mr. Deackoff asked if the Shawsheen Tech students will be involved with the project. Mr. Sadwick confirmed this and noted that Marc Ginsburg will be donating his services to demolish the existing structure.

2) Villas at Meadow View Update

Ms. Maniscalco explained that the building has been occupied and everyone appears to be happy.

3) Shawsheen Place Update

Mr. Sadwick noted that there is nothing new to report on this matter and explained that the issue seems to be a matter of financing. The Town's offer remains. Mr. Sadwick noted that the units currently remain on the SHI.

4) Right of First Refusal

Mr. Sadwick noted that two requests have come in. Ms. Maniscalco noted that both are under agreement. Ms. Maniscalco explained that the Tewksbury Housing Authority was just retained by a developer in Andover to act as monitoring agent for a 32 day project. Mr. Deackoff asked how this works budget wise. Ms. Maniscalco explained that there is a fee per unit; this project will be \$6,000.00 and there is a 2.5% resale fee.

Old Business

Mrs. Reed discussed Veteran's Housing and explained that she had spoken with the representatives from Landmark as they have done some Veteran's projects. The contact information for the Veteran's Housing that was done in Somerville (Volunteers of America) was provided to Mrs. Reed by Landmark. Mrs. Reed will forward the information to Mr. Sadwick for distribution to the LHP members. Mrs. Reed noted that she is not sure what type of program they use and that the project in Somerville was done entirely with DHCD monies.

New Business

Mr. Sadwick noted that the fee in lieu of for Bella Woods is in the process of being calculated and they are approximately 7 occupancies away from starting to pay for the units. Ms. Maniscalco has provided Mr. Sadwick with one portion of this and he is awaiting a response from the town Assessor on average sales.

Mr. Sadwick explained that David Plunkett, who is a member of the Planning Board, sent a referral from one of the Boards in Lowell that he sits on; Coalition for a Better Acre. They are now doing projects outside of Lowell and they have expressed an interest in working with the town.